

**CITY OF ST. FRANCIS
ST. FRANCIS, MN
PLANNING COMMISSION MINUTES
MAY 15, 2024**

1. **Call to Order:** The Planning Commission meeting was called to order at 7:00 pm by Chairman Dustin Pavek.
2. **Roll Call:** Present were Dean Becker, Gail Genin, Dustin Hingos, Deb Humann, Marc Mullen, Dustin Pavek, and Daniel White.

Others in attendance: Kate Thunstrom, Community Development Director; Colette Baumgardner, Community Development Director; Beth Richmond, City Planner; Brad Scheib, HKGi Vice President; and City Council Liaison Kevin Robinson.

3. **Adopt Agenda:** Motion by Genin, second by Hingos to approve the agenda. Motion carried 7-0.
4. **Approve Minutes:** Motion by Mullen, second by Hingos to approve the April 17, 2024, minutes. Motion carried 7-0.
5. **Public Comment:** None
6. **Public Hearing:**

- a. Zoning Ordinance Amendment – Clinics in I-1 District

Scheib reviewed the Staff packet concerning the zoning amendment to allow clinics in the I-1 district. He shared the recommendation of approval.

The Commission asked if this building was originally intended to be a clinic. Richmond explained that this building was built in 2001 and has been operating as a clinic ever since. She noted that this property was rezoned to industrial during the Comprehensive Planning process.

Public Hearing opened at 7:06 p.m.

No one came forward to address the Commission.

Public Hearing closed at 7:06 p.m.

Motion by Genin, second by Becker to recommend approval of the proposed zoning code amendment to allow clinics and offices, including medical, dental, or therapeutic, as a permitted use in the I-1 District with conditions and findings of fact as recommended by Staff. Motion passed 7-0.

- b. Patriot Parkway Preliminary Plat

Scheib reviewed the Staff packet in regard to the preliminary plat for the Patriot Parkway project. He shared the recommendation of approval.

The Commission asked if the stormwater area that is a part of this property will remain City property. Scheib said yes.

The Commission asked if any feedback has been received from MnDOT on this. Scheib said they received feedback and MnDOT did not have any concerns.

The Commission shared some concerns with the access in front of County Market that can get backed up at times. Scheib stated that MnDOT could come back and request some traffic signs or lights in this area at a later time.

Public Hearing opened at 7:17 p.m.

No one came forward to address the Commission.

Public Hearing closed at 7:17 p.m.

Councilmember Robinson noted that the access in front of County Market also has a blind curve as drivers are coming into it. Richmond explained that if this were to be a City street then all of the access points would be concentrated into the second access. She said if there was access presented then it would be limited to a right-in, right-out.

The Commission asked if the first access would be used by Mansetti's. Scheib said yes and explained that Mansetti's currently goes out onto Pederson. He added that there will be no more curb cuts on Pederson.

The Commission asked if both accesses will line up with the accesses for County Market. Mr. Scheib said no and only the second access lines up with County Market.

Schieb said they can take this feedback on speed limits, curves, and access back to their team to bring more information back.

Motion by Hingos, second by Humann to recommend approval of the preliminary plat for the Patriot Parkway development with conditions and findings of fact as recommended by Staff. Motion passed 7-0.

7. Regular Business Items – None

8. Planning Commission Discussion

The Commission thanked Baumgardner for all of her work she has done for the Planning Commission as this is her last meeting as Community Development Director.

9. Adjournment:

Motion by Becker, second by Mullen to adjourn the meeting. Motion passed 5-0

Meeting was adjourned at 7:25 p.m.

Website Link to Packets and Minutes for the Planning Commission:

<https://www.stfrancismn.org/meetings>

Recorded by: Kate Thunstrom

DATE APPROVED: